

GREENSBORO SELECTBOARD

September 2, 2026 – Special Meeting

1:15 p.m. at the Town Hall Meeting Room

Agenda

1. **CALL TO ORDER & ADDITIONS TO THE AGENDA (1:15 p.m.)**
2. **VT LAND TRUST – Request for letter of support for conservation project (1:15-1:20)**
 - Review Greensboro Conservation Commission opinion on project proposal
 - Vote on sending letter of support
3. **FEMA MITIGATION WORK (1:20-1:25)**

Open bids and select contractor
4. **LEGAL REVIEW OF ZONING BYLAW REVISIONS (1:25-1:30)**

Select attorney for legal review
5. **APPROVE PHONE CONTRACT FOR TOWN OFFICES (1:30-1:35)**
6. **OTHER BUSINESS (1:35)**
7. **ADJOURN**

Memo:

To: Greensboro Conservation Commission

RE: VLT application to conserve land in town

Date: 8/13/2026

The Vermont Land Trust is applying for federal Forest Legacy Program funding to place a conservation easement on 1,107.4 acres in Greensboro, Vermont. The State of Vermont Department of Forests, Parks, and Recreation will hold the easement, and the Vermont Land Trust will continue to own the property and pay local property taxes. The project has been dubbed the Mud Pond Brook Connector. Although a mouthful, we feel it is apt, as conservation of the property:

- Unites conserved land to the north and south to create a contiguous block of 6,500 acres of protected land,
- Protects the upper reaches of the Lamoille River headwaters,
- Enhances important wildlife corridors identified by the Staying Connected Initiative, Vermont Conservation Design, and Act 59,
- Will result in a permanent public access to the property for pedestrian recreation,
- Creates the opportunity to hook into local trail systems and expand on the ones present on the property, including interpretive trails explaining the innovative forest management, and riparian and forest restoration projects being carried out,
- Includes an effort to link conservation and housing by excluding a 14-acre parcel at the southwest corner of the property along Highlander Street where we are pursuing a partnership to bring affordable housing to the area, all of which will, in turn,
- Help create a connection between residents in that housing, the greater Greensboro area, the surrounding communities, and anyone visiting the region to this amazing piece of land.

Additional details about the property and its natural resource values -

- **DEMONSTRATION FORESTRY** - The property is a demonstration site bringing innovative forest management strategies to foresters and landowners to help catalyze excellent forestry across Vermont in support of a healthy forest and forest products economy. <https://vlt.org/featured-properties/mud-pond-forest/>
- **WILDLIFE HABITAT** - The property contains 784 acres of deer wintering area as mapped by the Vermont Department of Fish and Wildlife. Wintering areas are critical habitat for the maintenance of the white-tailed deer population in the state.

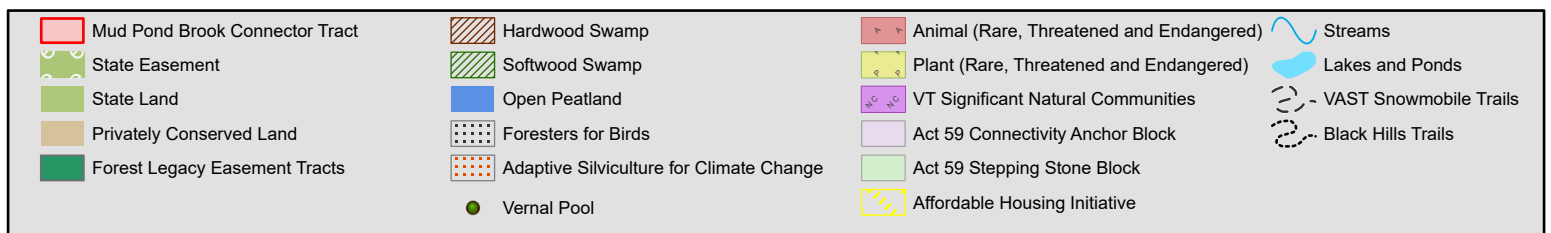
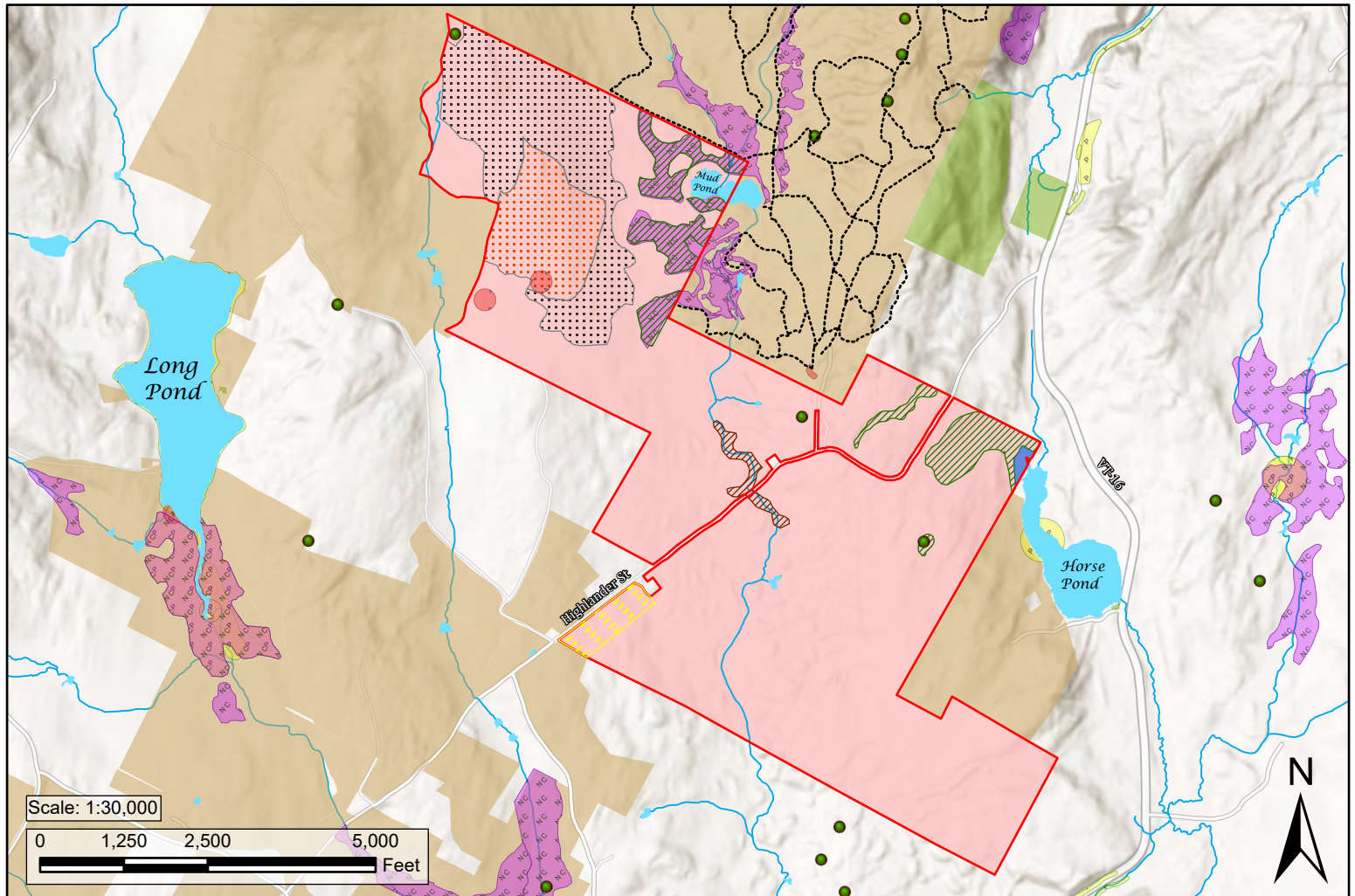
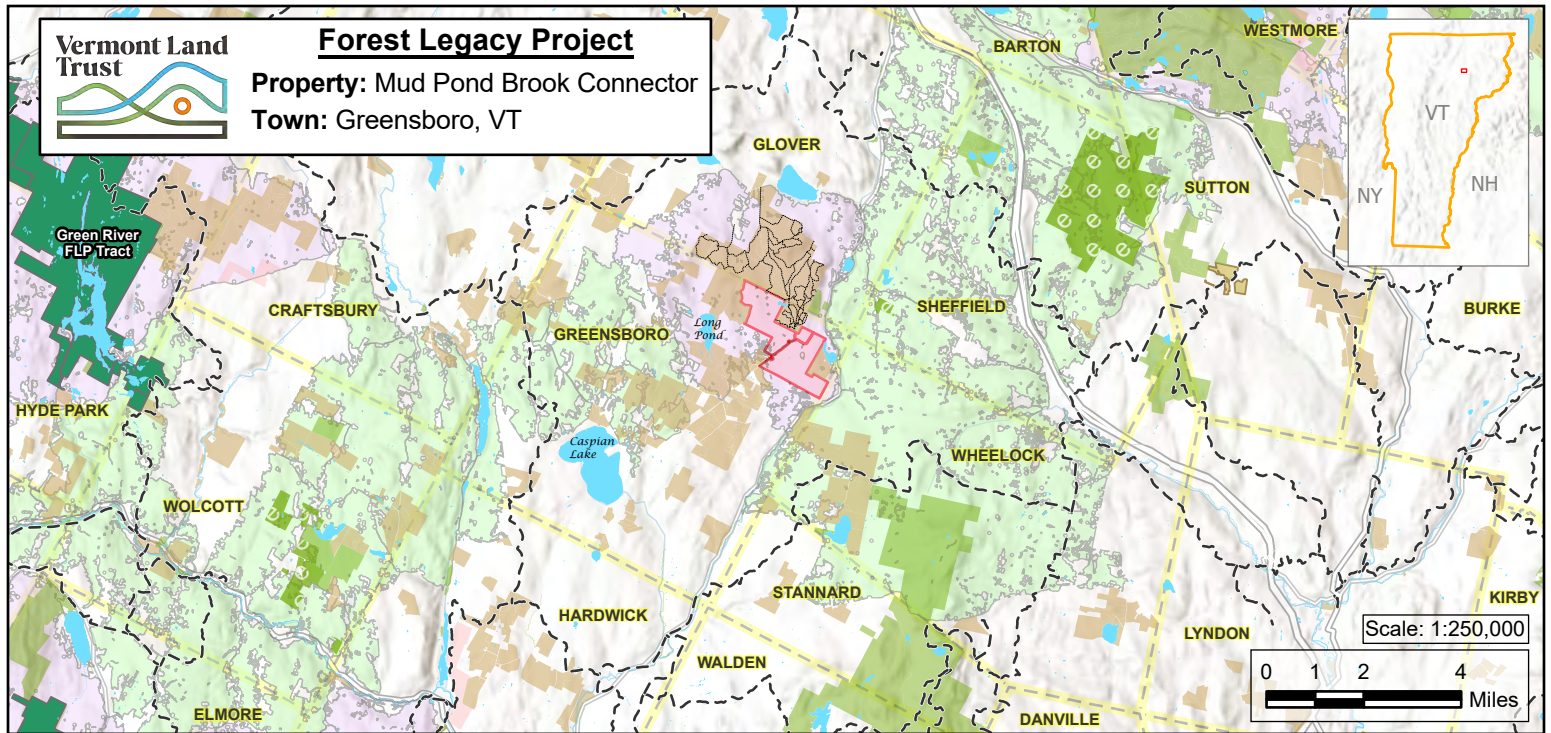
- A residence and accessory buildings in the middle of the property will be removed so the area can regrow. This will eliminate a significant fragmenting feature in the heart of the property.
- PUBLIC ACCESS - The conservation easement will include a guaranteed public access, so the property will be open to dispersed recreational access in perpetuity, regardless of the owner
- Greensboro and the surrounding towns have been an outdoor recreation destination for many years. The property has 7.5 miles of forest trails. The best of these will be improved to connect to neighboring trails.
- UNIQUE NATURAL COMMUNITIES AND SPECIES – Mud Pond Brook Connector provides habitat for Northern long-eared bat, a federally listed endangered species.
- The property contains three S2 (rare) natural communities - Boreal Cedar-Sphagnum Basin Swamp, Boreal Floodplain Forest, Poor Fen.
- Also present are five S3 (uncommon) natural communities – Red Spruce-Cinnamon Fern Swamp, Northern White Cedar Swamp, Northern White Cedar Seepage Forest, Vernal Pools (3), Lowland Spruce-Fir Forest, and two S3 (uncommon) plants - *Sphagnum wulfianum* and *Lonciera villosa*.
- WATERSHED PROTECTION: The property is in the upper headwaters of the Lamoille River which has a history of flooding and erosion. Protection of the Lamoille River's headwater streams and wetlands will help attenuate flood risk.
- CONSERVATION EFFORTS –
 - INTERNATIONAL: The property is in the Worcester Range to Northeast Kingdom Corridor of the Staying Connected Initiative. This area is an internationally significant connection between the Green Mountains to the south and west, Vermont's Northeast Kingdom, and the forested expanse extending into and through New Hampshire, Maine, Quebec and New Brunswick.
 - NATIONAL - Eastern Brook Trout Joint Venture (EBTJV) works to protect healthy cold water systems with fishable brook trout populations throughout their historic eastern geographical range. Mud Pond Brook Connector is in an EBTJV Habitat Patch composed of wild brook, brown and rainbow trout. Neighbors report catching "good-sized brookies" in Mud Pond Brook.
 - STATE: Vermont Conservation Design (VCD), a landscape-level conservation prioritization tool, shows the property in an unfragmented forest block deemed a 'Highest Priority Interior Forest Block' and a 'Highest Priority Connectivity Block'. Vermont Conservation Design ranks the streams and wetlands as 'Highest Priority Surface Waters and Riparian Areas' providing 'Riparian Wildlife Connectivity.'

- VCD Species and Community Scale Components present on Mud Pond Brook Connector include “Highest Priority:” Rare, Threatened, Endangered Species; Natural Communities; Aquatic Habitats; Wetlands; and Wildlife Road Crossings.
- The property sits at the heart of a Connectivity Anchor Block in the Woodbury Mountain to Long Pond Connectivity Focus Area and sandwiched between two Stepping Stone Blocks identified in *Implementing Vermont Conservation Design: Priorities for Using Permanent Land Protection to Maintain an Ecologically Functional Landscape* (Zaino, et.al, 2025).
- The Nature Conservancy (TNC) ecoregional priority areas are mapped regions identified through scientific assessments to protect representative biodiversity and build climate resilience. The property situated in the Steam Mill Brook Ecoregional Portfolio site and ranks as a High Resilience, High Flow, and Recognized Biodiversity Value area.
- The property is located in the Northern Vermont Piedmont biophysical region, one of the six under-represented biophysical regions mentioned as deserving of extra attention for future conservation in *Implementing Vermont Conservation Design: Priorities for Using Permanent Land Protection to Maintain an Ecologically Functional Landscape* (Zaino, et.al, 2025).
- PLANNING - The Vermont Watershed Planning Program coordinates surface water improvement activities. Mud Pond Brook Connector is part of Lamoille River Tactical Basin. A 2021 plan notes that large “forests, riparian buffers, and wetlands are principally responsible for the good water quality in the basin.”
- According to the Greensboro Town Plan, “A continuous forest habitat, ..., offers lands that represent what makes life in Greensboro sought after and appreciated; serves up what connects wildlife to wildlife, and connects current residents to dreams of what the future holds for future generations of the community.

For more information please contact:

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 Vermont Land Trust
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Town of Greensboro
Greensboro, Vermont

Greensboro Conservation Commission
PO Box 119
Greensboro, VT 05841

August 28, 2026

Re: Support for Conservation Project – Mud Pond Brook Connector Project

For the attention of Pieter van Loon, Vermont Land Trust:

The Greensboro Conservation Commission has been informed of the proposed conservation project involving approximately 1,100 acres of forestland in the Town of Greensboro. The Vermont Land Trust (VLT), in partnership with the Vermont Department of Forests, Parks and Recreation (FPR), is working to secure funding for the sale of a conservation easement through the federal Forest Legacy Program. The conservation easement would permanently conserve the property for working forest, public access, education, and ecological purposes. The memo and map shared with the Conservation Commission, dated August 13, 2026, provide additional details about this conservation effort.

The Conservation Commission has reviewed and discussed the project in a meeting held August 28, 2026 and the Conservation Commission is excited to offer its full support for this critical conservation project in an internationally important wildlife corridor.

Sincerely,



Chair, Greensboro Conservation Commission

Date: August 28, 2026

Town of Greensboro

P.O. Box 119
Greensboro, Vermont 05841
(802)533-2911

Greensboro Selectboard
PO Box 119
Greensboro, VT 05841

September 2, 2026

Re: Support for Conservation Project – Mud Pond Brook Connection Project

To Whom it May Concern:

The Greensboro Selectboard has been informed of a proposed conservation project involving approximately 1,100 acres of forestland in the Town of Greensboro. The Vermont Land Trust (VLT), in partnership with the Vermont Department of Forest, Parks and Recreation (FPR), is working to secure funding for the sale of a conservation easement that would permanently conserve the property for working forest, public access, education, and ecological purposes.

At its August 12, 2026 meeting, the Selectboard discussed the proposed project with representatives of VLT and FPR. The Selectboard supports VLT and FPR moving forward with efforts to secure funding for the proposed conservation easement.

We understand that if the Selectboard or community members have questions regarding the proposed project, they may contact Kate Sudhoff, FPR, at kate.sudhoff@vermont.gov.

Sincerely,

_____ MacNeil (Selectboard chair)

_____ Tim Brennan (Selectboard vice-chair)

_____ Judy Carpenter (Selectboard member)

_____ Ellen Celnik (Selectboard member)

_____ Mike Metcalf (Selectboard member)